

NEW HAVEN
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RETURN DATE: August 1, 2017	:	SUPERIOR COURT
CHURCH STREET NEW HAVEN LLC	:	J.D. OF NEW HAVEN
VS	:	AT NEW HAVEN
CITY OF NEW HAVEN	:	JUNE 21, 2017

APPEAL FROM THE BOARD OF ASSESSMENT APPEALS

TO THE SUPERIOR COURT in and for the JUDICIAL DISTRICT OF NEW HAVEN AT NEW HAVEN ON August 1, 2017, pursuant to C.G.S. Section 12-117a, comes Church Street New Haven LLC, 2150 Washington Street, Newton, MA 02462 appealing from the action of the City of New Haven by and through its BOARD OF ASSESSMENT APPEALS and complains and says:

COUNT ONE: (As to 1 Tower Lane, New Haven, CT)

1. Church Street New Haven LLC, on October 1, 2016, (the "Assessment Date") was the owner of certain property in the City of New Haven known as 1 Tower Lane, New Haven, CT (the "Premises"), and known on the Assessor's Map as Map/Block/Lot/Unit: 238/ 0110/ 00300/ / and Parcel ID: 13548.

2. The Assessors of the City of New Haven valued on the Assessment Date the property as follows:

	<u>Fair Market Value</u>	<u>Assessed Value</u>
TOTAL:	\$596,200.00	\$417,340.00

3. The Assessors determined that all properties should be liable for taxation at seventy (70%) percent of its true and actual valuation on that Assessment Date.

4. The valuation of this property placed thereon by the Assessors was not that percentage of its true and actual value on the Assessment Date but was grossly excessive, disproportionate and unlawful.

5. The applicant timely appealed to the Board of Assessment Appeals of the City of New Haven claiming to be aggrieved by the action of the Assessors and offered to be sworn and answer all questions concerning the property, but the Board made no change in the valuation. The Board's decision was dated April 28, 2017.

COUNT TWO: (As to 86 South Orange Street, New Haven, CT)

1. Church Street New Haven LLC, on October 1, 2016, (the "Assessment Date") was the owner of certain property in the City of New Haven known as 86 South Orange Street, New Haven, CT (the "Premises"), and known on the Assessor's Map as Map/Block/Lot/Unit: 238/ 0110/ 00200/ / and Parcel ID: 13547.

2. The Assessors of the City of New Haven valued on the Assessment Date the property as follows:

	<u>Fair Market Value</u>	<u>Assessed Value</u>
TOTAL:	\$3,118,500.00	\$2,182,950.00

3. The Assessors determined that all properties should be liable for taxation at seventy (70%) percent of its true and actual valuation on that Assessment Date.

4. The valuation of this property placed thereon by the Assessors was not that percentage of its true and actual value on the Assessment Date but was grossly excessive, disproportionate and unlawful.

5. The applicant timely appealed to the Board of Assessment Appeals of the City of New Haven claiming to be aggrieved by the action of the Assessors and offered to be sworn and answer all questions concerning the property, but the Board made no change in the valuation. The Board's decision was dated April 28, 2017.

COUNT THREE: (As to 91 Columbus Avenue, New Haven, CT)

1. Church Street New Haven LLC, on October 1, 2016, (the "Assessment Date") was the owner of certain property in the City of New Haven known as 91 Columbus Avenue, New Haven, CT (the "Premises"), and known on the Assessor's Map as Map/Block/Lot/Unit: 238/ 0110/ 00100/ / and Parcel ID: 13546.

2. The Assessors of the City of New Haven valued on the Assessment Date the property as follows:

	<u>Fair Market Value</u>	<u>Assessed Value</u>
TOTAL:	\$1,198,500.00	\$838,950.00

3. The Assessors determined that all properties should be liable for taxation at seventy (70%) percent of its true and actual valuation on that Assessment Date.

4. The valuation of this property placed thereon by the Assessors was not that percentage of its true and actual value on the Assessment Date but was grossly excessive, disproportionate and unlawful.

5. The applicant timely appealed to the Board of Assessment Appeals of the City of New Haven claiming to be aggrieved by the action of the Assessors and

offered to be sworn and answer all questions concerning the property, but the Board made no change in the valuation. The Board's decision was dated April 28, 2017.

COUNT FOUR: (As to 94 Columbus Avenue, New Haven, CT)

1. Church Street New Haven LLC, on October 1, 2016, (the "Assessment Date") was the owner of certain property in the City of New Haven known as 94 Columbus Avenue, New Haven, CT (the "Premises"), and known on the Assessor's Map as Map/Block/Lot/Unit: 238/ 0086/ 00200/ / and Parcel ID: 13531.

2. The Assessors of the City of New Haven valued on the Assessment Date the property as follows:

	<u>Fair Market Value</u>	<u>Assessed Value</u>
TOTAL:	\$2,148,000.00	\$1,503,600.00

3. The Assessors determined that all properties should be liable for taxation at seventy (70%) percent of its true and actual valuation on that Assessment Date.

4. The valuation of this property placed thereon by the Assessors was not that percentage of its true and actual value on the Assessment Date but was grossly excessive, disproportionate and unlawful.

5. The applicant timely appealed to the Board of Assessment Appeals of the City of New Haven claiming to be aggrieved by the action of the Assessors and offered to be sworn and answer all questions concerning the property, but the Board made no change in the valuation. The Board's decision was dated April 28, 2017.

COUNT FIVE: (As to 89 Union Avenue, New Haven, CT)

1. Church Street New Haven LLC, on October 1, 2016, (the “Assessment Date”) was the owner of certain property in the City of New Haven known as 89 Union Avenue, New Haven, CT (the “Premises”), and known on the Assessor’s Map as Map/Block/Lot/Unit: 238/ 0086/ 00300/ / and Parcel ID: 13532.

2. The Assessors of the City of New Haven valued on the Assessment Date the property as follows:

	<u>Fair Market Value</u>	<u>Assessed Value</u>
TOTAL:	\$1,292,000.00	\$904,400.00

3. The Assessors determined that all properties should be liable for taxation at seventy (70%) percent of its true and actual valuation on that Assessment Date.

4. The valuation of this property placed thereon by the Assessors was not that percentage of its true and actual value on the Assessment Date but was grossly excessive, disproportionate and unlawful.

5. The applicant timely appealed to the Board of Assessment Appeals of the City of New Haven claiming to be aggrieved by the action of the Assessors and offered to be sworn and answer all questions concerning the property, but the Board made no change in the valuation. The Board’s decision was dated April 28, 2017.

COUNT SIX: (As to 169 Union Avenue, New Haven, CT)

1. Church Street New Haven LLC, on October 1, 2016, (the “Assessment Date”) was the owner of certain property in the City of New Haven known as 169 Union

Avenue, New Haven, CT (the "Premises"), and known on the Assessor's Map as Map/Block/Lot/Unit: 237/ 0086/ 00100/ / and Parcel ID: 13526.

2. The Assessors of the City of New Haven valued on the Assessment Date the property as follows:

	<u>Fair Market Value</u>	<u>Assessed Value</u>
TOTAL:	\$1,386,400.00	\$970,480.00

3. The Assessors determined that all properties should be liable for taxation at seventy (70%) percent of its true and actual valuation on that Assessment Date.

4. The valuation of this property placed thereon by the Assessors was not that percentage of its true and actual value on the Assessment Date but was grossly excessive, disproportionate and unlawful.

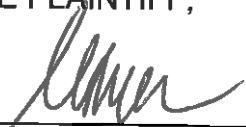
5. The applicant timely appealed to the Board of Assessment Appeals of the City of New Haven claiming to be aggrieved by the action of the Assessors and offered to be sworn and answer all questions concerning the property, but the Board made no change in the valuation. The Board's decision was dated April 28, 2017.

WHEREFORE, the applicant appeals from the action and ruling of the Board of Assessment Appeals and prays that the valuation of this property on the Assessment Date be reduced to 70% of its true and actual value.

Dated at Farmington, Connecticut this 21st day of June, 2017.

THE PLAINTIFF,

By: _____


Michael D. Reiner
Greene Law, P.C.
Its Attorney
11 Talcott Notch Road
Farmington, CT 06032
Juris No.: 428354


RETURN DATE: August 1, 2017 : SUPERIOR COURT
CHURCH STREET NEW HAVEN LLC : J.D. OF NEW HAVEN
VS : AT NEW HAVEN
CITY OF NEW HAVEN : JUNE 21, 2017

CITATION AND RECOGNIZANCE

TO ANY PROPER OFFICER:

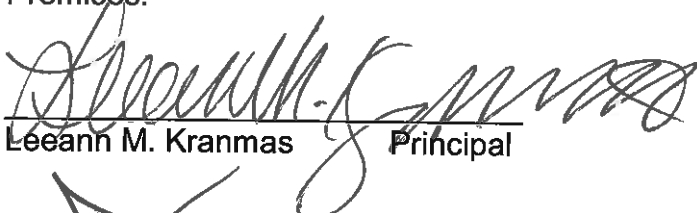
BY AUTHORITY OF THE STATE OF CONNECTICUT, you are hereby commanded to summon the CITY OF NEW HAVEN to appear before the SUPERIOR COURT in and for the JUDICIAL DISTRICT OF NEW HAVEN at NEW HAVEN, 235 CHURCH STREET, NEW HAVEN, CT 06510 on August 1, 2017 said appearance to be made by the CITY OF NEW HAVEN or its attorney, by entering a written statement of appearance with the Clerk of said Court on or before the second day following the return date, then and there to answer the foregoing application of Church Street New Haven LLC of 2150 Washington Street, Newton, MA 02462 by leaving with the City/Town Clerk of the City of New Haven, at 200 Orange Street, New Haven, CT 06510, a true and attested copy of the attached Complaint and Appeal and of this Citation and Summons at least 12 days before the return date, in the manner provided by law for the service of civil process. Hereof fail not this writ with your doings thereon, make due service, and return according to law.

Dated at Farmington, Connecticut, this 21st day of June, 2017.

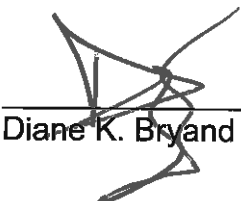


Michael D. Reiner
Commissioner of the Superior Court

LEEANN M. KRANMAS of 11 Talcott Notch Road, Farmington, CT as Principal and
DIANE K. BRYAND of 11 Talcott Notch Road, Farmington, CT, as surety, are
hereby recognized and jointly and severally bound unto the said City of New Haven
in the sum of \$500.00 conditioned that the applicant shall prosecute its application to
effect and comply with and conform to the orders and decrees of the Court in the
Premises.



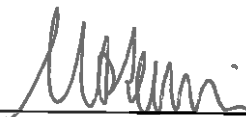
Leeann M. Kranmas Principal



Diane K. Bryand Surety

Taken and acknowledged at Farmington, Connecticut on the 21st day of June,
21017, before me, Michael D. Reiner, a Commissioner of the Superior Court.

Personally appeared, Leeann M. Kranmas and Diane K. Bryand signers of this
recognizance bond, and each acknowledged the execution of this bond to be their
free act and deed before me.



Michael D. Reiner
Commissioner of the Superior Court

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